



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT										CD										VALUATION SUMMARY												
CONSTRUCTION										TYPE										PAGE 1 of 1												
Exterior Wall	05	AVERAGE 60	0100	01	1,766	122.1000	110.20	194,613	1956	2000	0	0	0	10.85	89.15	VALUATION BY					STANDARD											
Exterior Wall	17	CB STUCCO 40	1 SINGLE FAM - 0% - 2023										Heated Area: 1662										HX Base Yr									
Roof Structure	03	GABLE/HIP 100											Tax Group: 8										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										173,497									
Interior Wall	05	DRYWALL 50											TOTAL MARKET OB/XF VALUE										8,311									
Interior Wall	06	CUST PANEL 50											TOTAL LAND VALUE - MARKET										100,000									
Interior Floor	11	CLAY TILE 60											TOTAL MARKET VALUE										281,808									
Interior Floor	12	HARDWOOD 40											SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										281,808									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100											BASE TAXABLE VALUE										281,808									
Bathrooms	2	100											TOTAL JUST VALUE										281,808									
Frame	02	WOOD FRAME 100	NCON VALUE										0																			
Stories	1.	1. 100	INCOME VALUE										0																			
Units	0	100	PREVIOUS YEAR MKT VALUE										239,930																			
BUD8 Adjustme	05	DIST 1A 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA	02																													
NEIGHBORHOOD/LOC	2016.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,662	100	1,662	163,280																												
UST	99	45	45	4,421																												
UST	132	45	59	5,797																												
TOTALS	1,893		1,766	173,497																												
EXTRA FEATURES					1293 CLINCH DR, FERNANDINA BEACH																											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
1	0810	CONCRETE A	0	0	38	20	760.00	SF	6.50	6.50	100	1980	1980	3	35	1,729																
2	0850	PEBBLE WLK	0	0	8	4	32.00	SF	3.50	3.50	100	1983	1983	3	44	49																
3	1243	WD DECK F	0	0	0	0	251.00	SF	8.00	8.00	100	2002	2002	3	21	422																
4	1243	WD DECK F	0	0	20	4	80.00	SF	8.00	8.00	100	1993	1993	3	20	128																
5	1242	WD DECK A	0	0	12	15	180.00	SF	10.00	10.00	100	2002	2002	3	21	378																
6	1076	TRELLIS A	0	0	12	15	180.00	SF	3.75	3.75	100	2002	2002	3	32	216																
7	1243	WD DECK F	0	0	0	0	195.00	SF	8.00	8.00	100	2002	2002	3	21	328																
8	0825	BRICK	0	0	0	0	370.00	SF	12.50	12.50	100	1993	1993	3	90	4,163																
9	1125	CB/STC 6"	0	0	0	0	611.00	SF	7.35	7.35	100	1956	1956	3	20	898																
TOTAL OB/XF 8,311																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE															
1	000100	C	SFR	0	0006		100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000															
REVIEW DATE 06/19/2017 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																